

GLENVIEW AREA NEIGHBORHOOD PLAN
ADVISORY GROUP MEETING MINUTES
November 17, 2009

BOUNDARY REVISION / LAND USE & COMMUNITY FORM UPDATE

- The boundary revision request has been submitted to Planning and Design Services, but it still has to go before the Planning Commission for approval, however, we are including the expanded study area in our research.
- The revised boundary adds a few new character items to the study area including multi-family residential and commercial zoning as well as some smaller lot sizes. Almost all of the new area is within the Ohio River floodplain.

DISCUSSION – HISTORIC RESOURCES

- The historic homes and properties in the area are important because they have guided the pattern of development for this area. The historic resources map has been updated to better reflect the historic homes that are outside of the Country Estates of River Road Historic District.
- Historic resources in the area go beyond individual homes and include landscapes, accessory structures and carriage homes.

DISCUSSION – ENVIRONMENTAL RESOURCES

- The areas environmental resources have also played a huge part in establishing a pattern of development in the area, the Ohio River being the most obvious. Other resources include streams, creeks, wetlands, wildlife habitat, steep slopes, fields, and mature tree canopy.
- Over 60% of the study area is covered by tree canopy. The Land Development Code only requires 15% to 20% coverage for a new subdivision based on the amount of tree canopy to be preserved.
- Two known endangered species can be found in the study area including Running Buffalo Clover and the Indiana Gray Bat.
- We have begun to research the impact of the wellhead protection area on the study boundary. More research is needed in this area.

DISCUSSION – CURRENT LDC ROAD STANDARDS

- All roads in Jefferson County have been assigned a classification based on their use and connectivity. The Land Development Code contains standard road sections based on these classifications. When a new development occurs, Public Works often

requires right of way dedication and road improvements consistent with these standard sections for roads abutting the subject property.

- River Road is classified as a Minor Arterial. It is currently a two lane road with approximately 24' of pavement and 11' lanes and no sidewalks. The standard section for a Minor Arterial Roadway in the Land Development Code requires up to 74' of pavement with 12' lanes and includes 4 drive lanes and a possible turn lane with curb and gutter and sidewalks.
- Limekiln Lane is classified as a Primary Collector. It is currently a two lane road with approximately 20' of pavement and 9' lanes with no sidewalk. The standard section for a Primary Collector Roadway in the Land Development Code requires up to 52' of pavement with 12' lanes and includes parallel parking or a turn lane and sidewalks.
- The standard for a local road requires 22 to 24' of pavement with sidewalks and possible curb and gutter. Local roads in Glenview are much narrower.
- The standard for a private road requires 18' of pavement. The private section of Arden Road was measured at 13'.

DISCUSSION – RIVER ROAD SCENIC BYWAY

- The River Road Scenic Byway group will be holding a public meeting on January 12, 2010. They have offered to provide the advisory group with a preview of the presentation sometime before that meeting.

DISCUSSION – OTHER

- Several implementation strategies were brought up during the meeting including down-zoning, overlay district, conservation easement, and potential form change. At the next meeting we will discuss the pros and cons of the various strategies that are available.
- The idea of tax cuts for properties that maintain agricultural uses in the floodplain was discussed. This will be considered as a recommendation in the draft to be discussed at the next meeting.

NEXT MEETING

- There will be no advisory group meeting in December due to the Holidays. The next meeting will be held January 19, 2010. A draft neighborhood plan document will be distributed a week in advance. Discussion items will include:
 - Draft recommendations

- Possible Implementation Strategies – Pros & Cons